



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, October 23, 2023

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be video/audio recorded with minutes taken by the BZA Secretary
- The recordings will be available via Laserfiche online

Agenda:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
 - BZA Rules of Procedure Suspension Request for Meyer Outdoor Fireplace Variance - 13 day prior legal ad publication done, rather than 20.
- Public Hearings

TABLED TO NOV. 27 - (UV) Crazy King Burrito Use Variance.

The applicant seeks the following use variance approval:

- ~~Docket No. PZ-2023-00182 UV UDO Section 2.39 Restaurant with drive-thru and/or walk-up food sales not permitted, Walk-up window and/or drive-up window requested.~~
The site is located at 13756 N. Meridian St. (in Meridian Village Plaza shopping center). It is zoned MC/Meridian Corridor. Filed by Paul Giefing, owner.

(UV, V) Rosie's Gardens Expansion.

The applicant seeks the following use variance and development standards variance approvals:

- Docket No. PZ-2023-00198 UV UDO Section 3.01 Prohibited Uses – Storage and/or Warehousing Outdoor prohibited – existing and proposed/requested.**
- Docket No. PZ-2023-00200 V UDO Section 3.14.A.1 No parking allowed in the Front Yard, Parking exists currently.**
- Docket No. PZ-2023-00201 V UDO Section 5.39.H.2.a Number of signs – 1 sign per street frontage allowed, 3 existing and 4 requested.** The site is located at 10402 N. College Ave. It is zoned B3/Business and Homeplace Business Overlay District. Filed by Andrew Wert of Church Church Hittle & Antrum, on behalf of Lawrence Hughes, owner.

(V) Woodland Country Club Transportation Plan Variance.

The applicant seeks the following development standards variance approval, related to the Woodland Golf Training and Tennis Pavilion:

5. **Docket No. PZ-2023-00203 V UDO Sections 1.07 (E) and (F) Transportation Plan Compliance required, No sidewalk requested.**

The site is located at 100 Woodland Ln. and is zoned P1/Parks and Recreation. Filed by E. Davis Coots of Coots Henke & Wheeler, on behalf of Woodland Country Club Inc.

(V) Meyer Outdoor Fireplace Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2023-00211 V UDO Section 5.02 Minimum 5-ft side/rear yard setback for accessory structures required, 1-ft requested.** The site is located at 11179 Westminster Way and is zoned S2/Residence (Kingswood Subdivision Lot 19). Filed by Jared & Kyra Meyer, owners.

(V) Gramercy West, Stone Gravel Variance.

The applicant seeks the following development standards variance approval for 46 lots:

7. **Docket No. PZ-2023-00212 V Gramercy West PUD Ordinance Z-630-18, Section 6.2.C Gravel prohibited in front/side yards, Gravel in the side yards requested.**

The site is located at approximately 942 Templeton Dr. (Gramercy West Subdivision). It is zoned PUD/Planned Unit Development. Filed by Edward Freeman of David Weekley Homes.

- I. New Business
- J. Old Business
- K. Adjournment

Dated: Friday, October 13, 2023 File: 10.23.23 regular meeting.doc By: Joe Shestak, Carmel BZA Meeting Coordinator jshestak@carmel.in.gov or 317-571-2419
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